

DRAFT

ITEM #2

P.C. MEETING: 04/08/04

PUBLIC HEARING

COMMUNITY: Chino/4th Supervisorial District
APPLICANT: Centerstone Communities
JCS/INDEX: 12019CF1/W37-121/2002/TT 16396/TT01/GPA01
PROPOSAL: A) General Plan Amendment to change the land use district from Single Residential 1-acre minimum (RS-1) to Single Residential 20,000 SF minimum (RS-20m) on 15 acres;
B) Tentative Tract 16396 to create 26 lots with wall height variance, 6-9 Feet on north P/L on 15 acres.
LOCATION: Northeast corner of Humboldt Ave. & Philadelphia St. west side of Roswell Ave., opposite Compton St. terminus.
REP(S): SD Engineering, Suresh Doddiah, P.E.
STAFF: Biron Bauer

Mr. Biron Bauer, Planner, presented the staff report, which is on file with the Land Use Services Department, Current Planning Division. Mr. Bauer corrected the description, stating the project is on the northeast corner of Philadelphia Street and Humboldt Avenue. He discussed one resident's concerns with the traffic study and the school location, adding that this resident did not submit a letter of opposition, and was not in appearance at the Planning Commission hearing. He discussed the drainage issues/drainage structure/inlet structures, traffic, homeowner associations, adding that those issues were addressed by the Conditions of Approval, and the letters of concern he received relating to those and other issues. Mr. Bauer stated that the applicant and the applicant's engineer were in attendance at the hearing, along with Road and Drainage Representative and the County Traffic Representative to address technical questions.

Commissioner Kwappenberg asked a question about any additional letters received. Mr. Bauer stated that there was another earlier letter received with 11 signatures requesting consideration of traffic, drainage and other issues.

Commissioner Kwappenberg requested that all letters be attached to the staff report.

Chairman Laning asked about the wall height and elevation. Mr. Bauer stated that he discussed the issues of wall height and elevation with his supervisor and the engineer, and the engineer complied with staff's request to keep a lower profile relating to wall height.

Commissioner Kwappenberg stated some residents concerns with protection for their horse lifestyle on the lots on Roswell behind the two cul-de-sac areas. Mr. Bauer stated there is a 6-foot garden block wall proposed for this location, and there were not any special provisions added for horse protection or for a safer, stronger wall.

Commissioner Kwappenberg stated she is more concerned with the smell and flies relating to the horses in the area.

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Julie Rynerson, Current Planning Division Chief, stated they could have an additional requirement for notification to the purchasers that horse property conditions exist.

Commissioner Cramer questioned the complaint list.

Mr. Bauer discussed the size and 110 ft. frontages of the lots on Roswell.

Commissioner Dowling discussed the field trip, adding he did not see any immediate horses in the general area. He added that this project fits the Sphere of Influence of the City of Chino and Chino's zoning, and the 1/2 acre lots.

PUBLIC TESTIMONY

The following people testified on the proposal:

- Mr. Hal Woods, President of Centerstone Communities (Favor)
- Mr. Harri Keto, Centerstone Communities (Favor)

Mr. Hal Woods, President of Centerstone Communities, stated he is an Architect and designed the project, adding that they provided to the Commission copies of the elevations and the floor plans. He discussed the siting of the project in relation to the surrounding community, the lot size, in-fill location, elimination of wall heights, drainage, lots, and letters of concern along Roswell, adding they do not have any problem to raise the wall height to 7-1/2 foot high. He discussed the larger lot frontages along Roswell in relation to the circular driveways and the school children walking along Roswell. He discussed the CC&R's, adding they would discuss the fact there were animals in the area. He stated 60% of the homes would be single story. He stated they agree with the Conditions of Approval and encourage the Commission to approve the project.

Commissioner Dowling asked the applicant about the 6 lots that front Roswell, and if the applicant would be willing to have a condition requiring the circular driveway on those lots. Mr. Woods stated they would be in agreement with that condition.

Mr. Harri Keto stated he had nothing to add.

There being no one else in the audience to speak on this item, Chairman Laning closed the public testimony.

DISCUSSION:

Commissioner Dowling disclosed for the record that he received a call last week from a neighbor of the proposed project, regarding the subject project. The caller's concerns were relative to the traffic and the school issues. Commissioner Dowling stated he encouraged the caller to participate in the Public Hearing, to write letters, or to work with Supervisor Aguiar's office. Mr. Dowling stated the caller's name was Gary Laughlin.

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Commissioner Dowling questioned some of the conditions from the City of Chino, relating to the plot plans of the homes in relation to the privacy of homes between single family and two-story homes.

Mr. Bauer stated that the privacy condition was similar to one applied to the other tract to the west, and discussed concerns with the area of the Young Homes tract homes, and the existing houses on Roswell.

Commissioner Dowling discussed the citizens concerns regarding the colors of the homes.

Chairman Laning asked Mr. Bauer about implementing an increase of the wall height to 7-1/2 feet. Mr. Bauer stated they could expand the variance to include the easterly property along the tier of lots 14, 15, 18 & 19 facing Roswell.

Julie Rynerson stated the language for the additional wall height adjacent to Lot 26 could include the area adjacent to the tier of lots on Roswell to protect the existing agricultural uses.

The Commission discussed the increase of the wall height.

Commissioner Dowling motioned that the Planning Commission recommend to the County Board of Supervisors to Adopt a Negative Declaration, Adopt the General Plan Amendment W37-121, Approve the Tentative Tract Map, Approve the Major Variance to allow the wall height to 9 ft., and noted amendments regarding the 7-1/2 foot walls for those impact areas, Adopt the findings as contained in the staff report, make a condition relative to the 6 lots that face Roswell to have a circular driveway, and File a Notice of Determination.

Commissioner Kwappenberg would also like added to the motion a statement about the horse properties, CC&R's.

Commissioner Dowling added that the CC&R's would reflect the statement of horse properties and that would be reviewed by staff per the condition of the report.

COMMISSION ACTION

RECOMMEND to the Board of Supervisors to consider and act on the following:

- A) **ADOPT** a Negative Declaration;
- B) **ADOPT** General Plan Amendment W37-121 to change the Official Land Use District (OLUD) from Single Residential-1 acre minimum lot size to Single Residential 20,000 S.F. minimum lot size (RS-20m) on 15 acres;
- C) **APPROVE** Tentative Tract Map 16396, to create twenty-six lots on 15 acres, subject to the proposed Revised Conditions of Approval;
- D) **APPROVE** the Major Variance to allow wall height up to 9 feet in lieu of the 6-foot maximum height along a portion of the northerly property line, affecting Lot 26;

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- E) **ADOPT** the Findings as contained in the staff report;
- F) **FILE** a Notice of Determination.

MOTION: DOWLING SECOND: KWAPPENBERG

AYES: Cramer, Dowling, Kwappenberg, Laning, Mathews
NOES: None
ABSENT: None
ABSTAIN: None